

BPOA received the following document from Landmark Planning & Design Inc. regarding the Clan Mothers Healing Village meeting held on June 23, 2019. Questions, comments, concerns, etc should be submitted directly to Landmark Planning & Design Inc. at [info@landmarkplanning.ca](mailto:info@landmarkplanning.ca).



## RECORD OF MEETING

Title: Clan Mothers Healing Village - Site Rezoning & Development  
 Date of Meeting: June 23, 2019  
 Time: 2:30PM  
 Location: Walter Whyte School - Jackfish Lake Rd, Grand Marais, MB  
 In Attendance: Removed to preserve privacy.

Item	Description	Action By
1.	<p><b>Introductions and Meeting Overview</b></p> <p>DT provided an introduction of the project concept and consultation methodology, including:</p> <ul style="list-style-type: none"> <li>• Site Context</li> <li>• Clan Mothers' Vision and Philosophy</li> <li>• Strategic Partners - Institutional and Professional</li> <li>• Sample Site Concept</li> <li>• Sample Site Scale</li> <li>• Planning Context</li> <li>• Existing Neighbourhood Uses</li> <li>• Public Engagement Approach</li> </ul> <p>The site is proposed as a quiet healing village run by women, for women, utilizing an indigenous model for healing. The site is not proposed as a government institution, a detox facility, a half-way house, jail or similar institutional use. Women will need to be drug-free to stay. The vast majority of the site is intended to be preserved rather than developed. No application has been submitted and the concept development is early. Additional community conversations are planned so that the community and Clan Mothers can get to know each other, receive ideas and input and address any concerns people might have.</p>	

2.	<p><b>Process</b></p> <ol style="list-style-type: none"><li>1. Introduce Clan Mothers to Council (early June 2019).</li><li>2. Invite neighbours to an introductory meeting (late June 2019).</li><li>3. Prepare further research to address concerns and take ideas with respect to site planning (June/July 2019).</li><li>4. Meet with Council to meet Clan Mothers and provide updates (July 2019).</li><li>5. Follow-up meeting with neighbours during BPOA AGM (August 10, 2019).</li><li>6. Follow-up meeting with neighbours (September 2019).</li><li>7. Submit rezoning application (October 2019).</li></ol>	
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<p>3.</p>	<p><b>Question and Answer</b></p> <p>Q: Who currently owns the property?</p> <p>A: The land is currently owned by the Catholic Church through Marymount. The land will be donated to Clan Mothers if the project progresses receives municipal approval and environmental licensing (as required).</p> <p>Q: What is the assessed value of the property?</p> <p>A: The property has been assessed at \$845,100.</p> <p>Q: What is the site currently zoned as?</p> <p>A: The site is currently zoned as a <i>Resource Development Zone</i> under the RM of Alexander's zoning by-law. Uses could include forestry, sawmills, gravel extraction, etc.</p> <p>Q: What will the site be re-zoned to?</p> <p>A: To be determined. DT will be meeting with the Province of Manitoba and the RM of Alexander to discuss options. A new zoning designation may be created for the site. Some participants suggested this would be a good idea.</p> <p>Q: How will the development be taxed? Will it come back to the school system or RM?</p> <p>A: To be determined during the re-zoning and development process.</p> <p>Q: Can it be guaranteed that the project will not encompass the entire property or become a penitentiary, health care facility, etc.?</p> <p>A: Conditions can be incorporated within the zoning by-law and development agreements to specify permitted and non-permitted uses. The proponents intend to preserve a majority of the site as that is what would be in keeping with their vision. This would be different than a proposal for a new cottage subdivision which would require extensive clearing for roads and buildings.</p> <p>Q: Will an environmental license or assessment be needed?</p> <p>A: The Province of Manitoba lists project types under Classes of Development Regulations that fall within The Environment Act that require a license. The development may or may not need to obtain one depending on the design and type. Clan Mothers would like to proceed with doing an environmental assessment (EA) regardless of legal requirements in order to identify sensitive habitats and areas of the site that should not be disturbed, and overall build an environmentally sustainable project (reducing waste, energy use, etc.).</p> <p>Q: Who is funding the project?</p> <p>A: A list of institutional and private strategic partners</p>	
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4.	<p><b>General Comments</b></p> <ul style="list-style-type: none"><li>• Concerns were raised about the suitability of the location due to its proximity to Belair’s recreational properties, a children’s playground, and potentially isolating the future program participants. Other residents mentioned how Windy Hill Retreat Centre never brought any substantial issues. It was concluded that the project team will conduct more research into precedents of other healing type facilities to address neighbours’ concerns.</li><li>• A number of participating residents expressed concern over increased traffic. A traffic study will be conducted to help address neighbours’ concerns.</li><li>• A number of participating residents also expressed concern over crime, particularly drug-related crimes and property crime. Residents were primarily concerned over the safety of their property and children in the area. One resident cited how less break-ins have been reported by the RCMP over the years as the area has the amount of traffic and permanent residents increased in Belair. Clan Mothers will work with the RCMP to create a security plan.</li><li>• Residents expressed concern over prolonged construction noise and dust. The project team will mandate the project to follow a tight schedule. One resident proposed having future development be concentrated by the upper north west corner of the site to provide a ½ mile buffer/separation from the adjacent residential properties. Options will be presented by September’s meeting incorporating this feedback.</li><li>• Concerns were raised about the project team’s notification efforts. Neighbours are encouraged to reach out to the project team with suggestions of other communication channels and groups to reach out to. The team hand delivered notices to all cottages in Bel-Air properties, contacted the BPOA to notify through their email list and on their website, posted notices on BPOA community bulletin boards, and on public bulletin boards at Hillside restaurant and at the Bel-Air gas station. Future meetings will be posted in a similar fashion and an ad could be taken out in the local paper as well.</li><li>• Residents had concerns about including “institutional” within the wording of the zoning designation. The project team was in agreement and will work with the Province of Manitoba and</li></ul>	
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5.	<b>Next Steps</b> <ul style="list-style-type: none"><li>• Conduct further research to address concerns and take ideas with respect to site planning.</li><li>• Prepare site plan options</li><li>• Meet with the Province and RM of Alexander to discuss options for re-zoning.</li><li>• Conduct meetings with stakeholders to communicate site design options and other progress</li></ul>	
<b>Recorded By: Angie Mojica</b>		
<b>Date: June 23, 2019</b>		